

City Council
Atlanta, Georgia

02- *C* -1804

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-67
9-16-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **3821-3823 North Stratford Road, N.E., two (2) unnumbered parcels at the rear of the previous addresses, and the rear of 646, 660 and 670 Old Ivy Road, N.E.** be changed from the **R-3 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **44** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Z-02-67

LEGAL DESCRIPTION

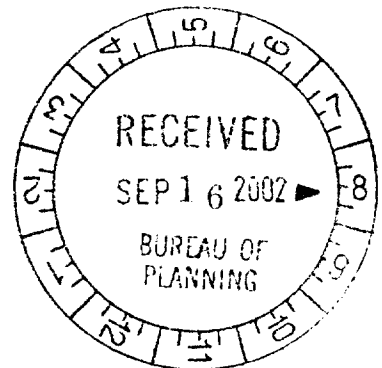
3821-3823 North Stratford Road

Land Lot 44, 17th District
City of Atlanta
Fulton County
Georgia

Beginning at the point of intersection of the Southerly right-of-way line of North Stratford Road and the Westerly right-of-way line of Wieuca Road thence bearing Westerly along the Southerly right-of-way line of North Stratford Road 1,030.5 feet, more or less, to an iron pin which is the true point of beginning of the property described as follows:

Starting at the true point of beginning thence traversing the courses and distances as follows:

South 12 degrees 10 minutes 09 seconds East, 350.07 feet, thence;
South 12 degrees 10 minutes 09 seconds East, 202.70 feet, thence;
South 88 degrees 44 minutes 16 seconds East, 66.78 feet, thence;
North 89 degrees 00 minutes 51 seconds East, 91.38 feet, thence;
South 03 degrees 16 minutes 35 seconds West, 326.51 feet, thence;
North 86 degrees 54 minutes 25 seconds West, 93.71 feet, thence; •
North 68 degrees 15 minutes 13 seconds West, 98.28 feet, thence; •
North 88 degrees 51 minutes 05 seconds West, 93.93 feet, thence;
North 03 degrees 50 minutes 15 seconds East, 285.38 feet, thence;
North 88 degrees 51 minutes 51 seconds West, 93.83 feet, thence;
North 05 degrees 04 minutes 30 seconds West, 128.34 feet, thence;
North 03 degrees 58 minutes 33 seconds East, 64.97 feet, thence;
South 89 degrees 09 minutes 56 seconds East, 57.52 feet, thence;
North 24 degrees 29 minutes 42 seconds West, 143.74 feet, thence;
North 24 degrees 35 minutes 04 seconds West, 224.44 feet, thence;
North 87 degrees 07 minutes 01 seconds East, 100.23 feet, thence;
North 87 degrees 24 minutes 52 seconds East, 99.80 feet to the true point of beginning.



The said parcel lying entirely in land lot 44 of the 17th district, City of Atlanta, Fulton County, Georgia consisting of an area of 4.101 acres, more or less.